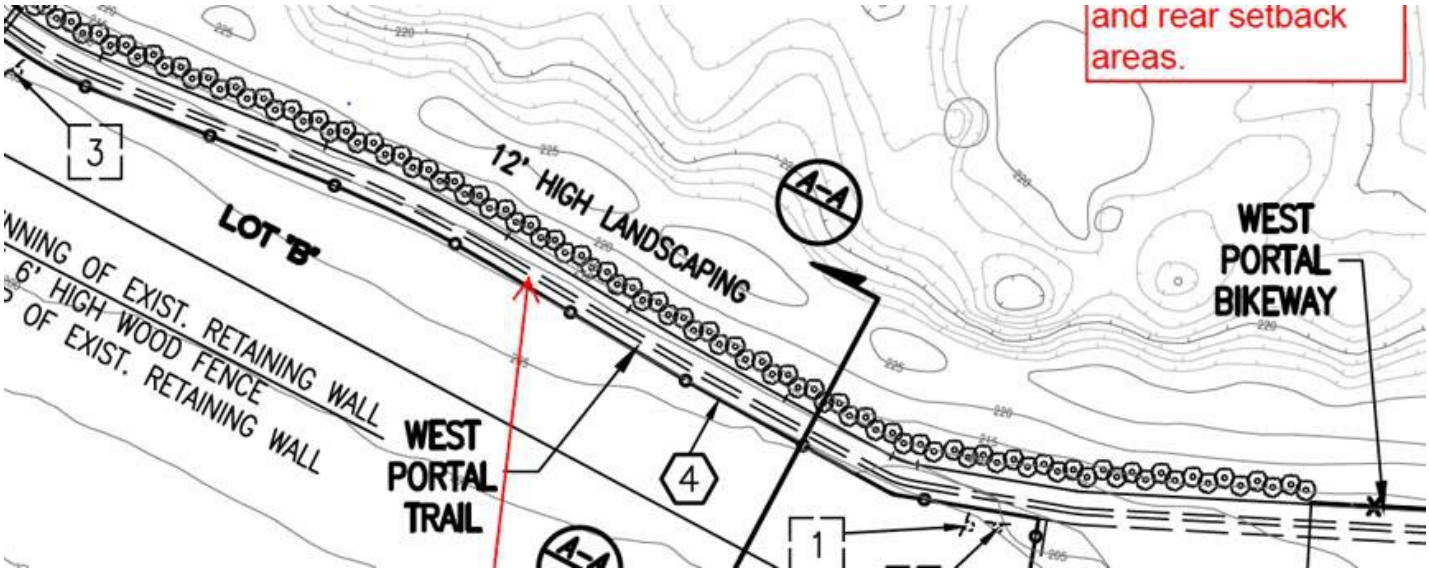
From: So Kim
Sent time: 02/20/2019 10:07:23 AM
To: Selim <Selim@sawayaeng.com>
Cc: Ara Mihranian; Jill Martin <jmartin@trumpnational.com>; Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>
Subject: RE: Tract 50666 Fencing plan

Hi Selim,
I attempted to recall my last 2 emails to you so that I can combine them into a single email. If that was unsuccessful, please disregard my last 2 emails and see my responses to you below.

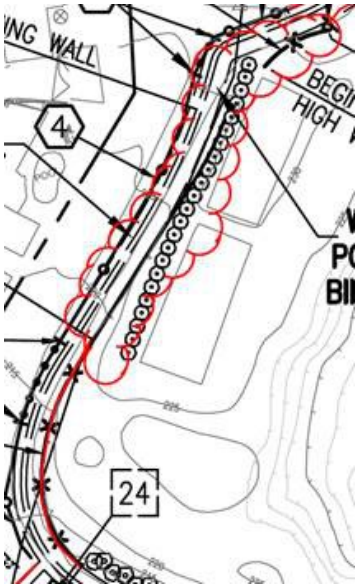
1) I'm ok with your comments from the previous email below. In doing one last final check, please make the 2 additional minor changes.

2) Change the notation "12' HIGH LANDSCAPING" to "LANDSCAPING NOT TO EXCEED 12' IN HEIGHT OR THE RIDGE ELEVATION OF THE SOUTHERLY BERM". Based on your map, it appears that the ridge elevation of southerly berm would be 225.



H-1: The driving range shall be developed with safety features ~~as proposed in the plan identified as the "Ocean Trails Driving Range/Lot Layout Proposed Amendment Tentative Tract No. 50666", dated February 2, 2005S~~subject to review and approval by the Director of Planning, Building and Code Enforcement, that include a 12' high fence and/or landscape hedge and/or combination thereof, to protect trail users along the trail located on the ocean side and adjacent to the southerly berm of the driving range, and a 6' high decorative fence shall be installed along the southerly portion of the western boundary of the driving range, located between the edge of the driving range and the pedestrian/bicycle trails. If a landscape hedge is used in lieu of or in combination with a fence, then said landscaped hedge shall be of a density that would ensure that golf balls do not go through said hedge or the Applicant shall provide an alternative such as adding mesh fencing along with a hedge until said hedge has the necessary density. Further, any landscape hedge, fencing or combination thereof shall be in compliant with existing Mitigation Measure A-1 that ensures that the proposed hedge, fence or combination thereof will not be higher than the ridge elevation of the southerly berm and any hedge shall be maintained to a height that will not grow higher than the ridge elevation of the southerly berm. Any changes to the proposed plan that may affect public safety as determined by the Director shall be subject to additional environmental analysis, review and approval in compliance with the California Environmental Quality Act.

3) Based on Mitigation Measure H-1 above, remove the 6' tall fence located in the bubbled area since there is already a hedge there and begin the fence from the south end of the west hedge to the west end of the south hedge as shown in the solid red line below. Please change the notation from "6' HIGH LATTICE" to "LATTICE FENCE NOT TO EXCEED 6' IN HEIGHT OR THE RIDGE ELEVATION OF THE SOUTHERLY BERM". I understand that by doing so, there may be a gap between the west hedge and the new fence.



Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Thursday, February 07, 2019 4:33 PM
To: So Kim <SoK@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>; 'Jill Martin' <jmartin@trumpnational.com>; 'Rehm, Zach@Coastal' <Zach.Rehm@coastal.ca.gov>
Subject: RE: Tract 50666 Fencing plan

Hi so, Hope that you are doing well,

We are ok with most of your comments except the following:

1. Installation of decorative fencing within the street side and rear setback areas of residential properties shall be complete **prior to sale of any lot** - According to the COA L.3.a, this should be installed prior to occupancy - similar to Phase I.

2. Construct 6" curb on both sides of the center buffer – This is a tripping hazard and would block the drainage of the area. It is not required and will not be provided. Instead, we would provide a redwood header (consistent with other trail locations) on the construction and grading plans of the trails.

Please confirm your agreement with the above.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: So Kim [mailto:SoK@rpvca.gov]
Sent: Wednesday, January 23, 2019 1:52 PM
To: Selim
Cc: Ara Mihranian; Jill Martin; Rehm, Zach@Coastal
Subject: RE: Tract 50666 Fencing plan

Hi Selim,
Attached are corrections to the fencing plan. Please feel free to contact me with any questions. I'm copying Zach on this email for his input on this version.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department

City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Tuesday, January 22, 2019 1:57 PM
To: So Kim <SoK@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Tract 50666 Fencing plan

Hi
So, Has this been approved by the City? Also, any update on next steps regarding the street entrance issue we discussed last week?

Thanks,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225

From: Selim <Selim@sawayaeng.com>
Sent: Thursday, January 17, 2019 7:54 AM
To: 'So Kim' <SoK@rpvca.gov>
Cc: Jill Martin <jmartin@trumpnational.com>; 'Ara Mihranian' <AraM@rpvca.gov>
Subject: RE: Tract 50666 Fencing plan

Hi So,

Please find attached, the approved version of the fencing plan.
Let me know if you would need anything else.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: So Kim [mailto:SoK@rpvca.gov]
Sent: Wednesday, January 16, 2019 3:10 PM
To: Selim
Cc: 'Jill Martin'; Ara Mihranian
Subject: RE: Tract 50666 Fencing plan

Hi Selim,
Can you send me the most updated fencing plans for Lot D please?

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: So Kim
Sent: Thursday, August 30, 2018 9:47 AM
To: 'Selim' <Selim@sawayaeng.com>
Cc: 'Jill Martin' <jmartin@trumpnational.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Tract 50666 Fencing plan

Hi Selim,
The email below did not include attachments. Please resend.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager

Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Thursday, August 30, 2018 9:33 AM
To: So Kim <SoK@rpvca.gov>
Cc: 'Jill Martin' <jmartin@trumpnational.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Tract 50666 Fencing plan

Hi So,

Thank you for your prompt review regarding the fencing plan.

Providing a continuous fence on the west side between the trail and the PBC is very challenging especially that we have sewer and storm drain easements that should not be interrupted. Kindly review the attached documents with our proposed fence/rail location and provide some direction as to what would be acceptable to the City.

Also, see additional comments in red below to your comments as depicted on the plan:

Note 1 - Need 42" rail fence on west side of trail. Need shorter fence on both sides of the 3' buffer.

- This is very tricky because of sewer and storm drain easements that should not be fenced. See attached exhibit
- A shorter fence on both side of the 3 ft buffer is overkill and will not be provided. We are not conditioned for it, It is a tripping hazard, it will take away from the natural look of the area that everyone wants to preserve, It is not provided anywhere within the property.
- A 6" AC curb will be provided between the bike path and the 3' buffer only as Coastal recommended.
- The 3' buffer will be vegetated.

Note 2 - This needs to be moved so that it's along the trail. Provide fencing on both sides of the West Portal Trail.
The fence can not be moved because it interfer with a sewer easement and the access to the sanitation district trunk line (see attached)

Note 3 - Need short fence along both sides of the 3' buffer.
Please see my response to note 1 above – This is an overkill

Note 4 - Need 42" south side of trail AND shorter fence on both sides of the 3' buffer
A rail in the area you are requesting does not have neither a safety purpose nor to protect habitat. A rail in this area should not be required. As for a short fence on both sides of the 3 ft buffer, please see my response to note 1 above.

Note 5- Need 42" fence along east side of trail. (west bluff trail)
The trail is constructed and open to the public. A stone wall and vegetation seperate the golf course from the traill – A fence in this location is not required.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: So Kim [mailto:SoK@rpvca.gov]
Sent: Tuesday, August 28, 2018 4:41 PM
To: Selim
Cc: 'Jill Martin'; 'Rehm, Zach@Coastal'; Danny Aleshire
Subject: RE: Tract 50666 Fencing plan

Hi Selim,
Attached are few corrections.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Selim [mailto:Selim@sawayaeng.com]

Sent: Monday, August 27, 2018 7:45 AM
To: So Kim <SoK@rpvca.gov>; 'Rehm, Zach@Coastal' <Zach.Rehm@coastal.ca.gov>
Cc: 'Jill Martin' <jmartin@trumpnational.com>
Subject: Tract 50666 Fencing plan

Good Morning,

Please find attached, the Fencing Plan for Tract 50666 for your review and comments.
Kindly, let me know if you would need anything else.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320